107.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	958,900 / 958,900
					USE VALUE:	958,900 / 958,900
					ASSESSED:	958,900 / 958,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBANESE JOYCE/ETAL
Owner 2:	ALBANESE MICHAEL A
Owner 3:	
Street 1:	34 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,251 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1966, having primarily Vinyl Exterior and 2428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14251.000	395,300		563,600	958,900
Total Card	0.327	395,300		563,600	958,900
Total Parcel	0.327	395,300		563,600	958,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.93 | /Parcel: 394.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68571

GIS Ref

GIS Ref

Insp Date 09/17/18

!8436!

PREVIOUS ASSESSMENT

Parcel ID 107.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,800	0	14,251.	563,600	964,400	964,400	Year End Roll	12/18/2019
2019	101	FV	314,200	0	14,251.	563,600	877,800	877,800	Year End Roll	1/3/2019
2018	101	FV	314,100	0	14,251.	483,100	797,200	797,200	Year End Roll	12/20/2017
2017	101	FV	314,100	0	14,251.	450,900	765,000	765,000	Year End Roll	1/3/2017
2016	101	FV	314,100	0	14,251.	386,500	700,600	700,600	Year End	1/4/2016
2015	101	FV	312,800	0	14,251.	346,200	659,000	659,000	Year End Roll	12/11/2014
2014	101	FV	312,800	0	14,251.	320,500	633,300	633,300	Year End Roll	12/16/2013
2013	101	FV	312,800	0	14,251.	305,600	618,400	618,400		12/13/2012

PRINT

Date	Time
12/10/20	23:00:40

LAST REV

Date	Time
10/03/18	13:43:53
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVELLI WILLIA	1145-121		8/31/1995		337,500	No	No		Y

USER DEFINED

Prior Id # 1:	68571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2016	1395	Heat App	5,000					
8/2/2016	1064	Redo Bat	13,425	O				
6/4/2015	620	Alterati	6,300		6/4/2015			Remove wall board
8/2/2011	784	Manual	21,930					REFACE STEPS W/STO
5/12/2011	441	Demoliti	3,000					DEMO & REBUILD STE
6/15/2005	487	Redo Kit	4,000					
1/13/2004	22	Inter Fi	8,000			G6	GR FY06	EFP TO FAD

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
6/18/2015	Info Fm Prmt	PC	PHIL C
5/29/2009	Entry Denied	189	PATRIOT
1/19/2005	Permit Visit	BR	B Rossignol
12/19/2001	Inspected	PM	Peter M
10/25/2000	Hearing N/C	189	PATRIOT
4/24/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14251		Sq. Ft.	Site		0	70.	0.56	4			Topo	-5					563,611						563,600	

Total AC/HA: 0.32716 | Total SF/SM: 14251 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 563,611 | Spl Credit | Total: 563,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08245468
Const Adj.:	1.00239968
Adj $ / SQ:	135.632
Other Features:	109102
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537094
Depreciation:	141793
Depreciated Total:	395301

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

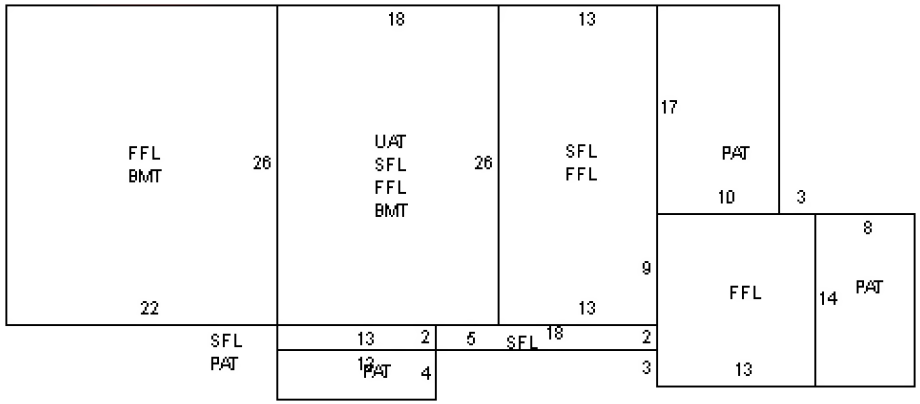
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.19
Special Features:	0	Val/Su Net:	100.20
Final Total:	395300	Val/Su SzAd	162.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,560	135.630	211,585
BMT	Basement	1,040	40.690	42,317
SFL	Second Floor	868	135.630	117,728
PAT	Patio	360	3.300	1,188
UAT	Upper Attic	117	54.250	6,348

Net Sketched Area:	3,945			Total:	379,166
Size Ad	2428	Gross Are	4296	FinArea	2428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc